

Application ref: 2018/5321/P  
Contact: Elaine Quigley  
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Date: 19 November 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Forward Planning and Development  
FWPF  
Oxfordshire  
England

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**150 Holborn  
London  
EC1N 2NS**

Proposal:

Details of foundations, basement and ground floor structures required by condition 39 of planning permission ref 2016/2094/P granted on 25th June 2018 (for redevelopment for a mixed use development of commercial, residential and retail floorspace).

Drawing Nos: 150-CNM-Z2-B1-DR-S-2040 P2.2; 150-CNM-Z1-B1-DR-S-2104 rev P2.1; 150-CNM-Z1-B1-DR-S-2105 rev P3.1; 150-CNM-Z2-B1-DR-S-1032 rev P2.4; 150-CNM-Z1-B1-DR-S-2101 rev P3.1; 150-CNM-Z1-B1-DR-S-1012 rev P3.3; 150-CNM-Z1-B1-DR-S-2100 rev P3.1; 150-CNM-Z0-FN-DR-S-1005 rev P3.1; Ground Movement Strategy; Ground Movement Strategy Mark-Up; Ground Movement Monitoring Strategy produced by McLaren dated 06/09/2018; Covering letter produced by Forward Planning and Development dated 8 November 2018; Letter from London Underground dated 04/10/2018; Basement Construction Plan produced by McLaren.

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reason for granting permission-

The submitted details of construction below ground level, including the design and method statement for all foundations and other development proposed below ground level, would ensure that the development does not impact on existing transport infrastructure, taking account of the adjoining operations and structures of London Underground. Transport for London has confirmed that mass concrete will infill the gap between existing and proposed basement, which eliminates impact on the TfL assets, and are satisfied with the information that has been submitted. They have raised no objection subject to ongoing communication with London Underground Engineers.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision. The full impact of the proposed development has already been assessed.

As such, the proposed details would ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with policy T3 of the Camden Local Plan 2017.

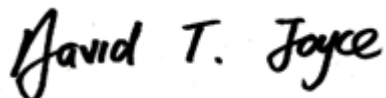
- 2 You are reminded that conditions 3 (drawings and samples as appropriate), 5 (hard and soft landscaping), 10 (gates), 16 (waste storage), 18 (water use), 22b (remediation measures), 23 and 24 (sound insulation), 25 (plant equipment details), 26 (biodiversity enhancement features), 27 (lighting scheme), 28 (PV panels), 29 (green roof), 31 (mechanical ventilation system), 32b and 33 (SuDS implementation), 34 (piling method statement), 35 (screenings, obscure glazing), 37b (post investigation WSI), 38 (food and drink use extract ventilation) and 44 (electric vehicle charging point) of planning permission 2016/2094/P granted on 25th June 2018 are outstanding and require details to be submitted and approved.
- 3 Details have been received in respect of condition 19 (housing M4) and are currently under assessment.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce  
Director of Regeneration and Planning